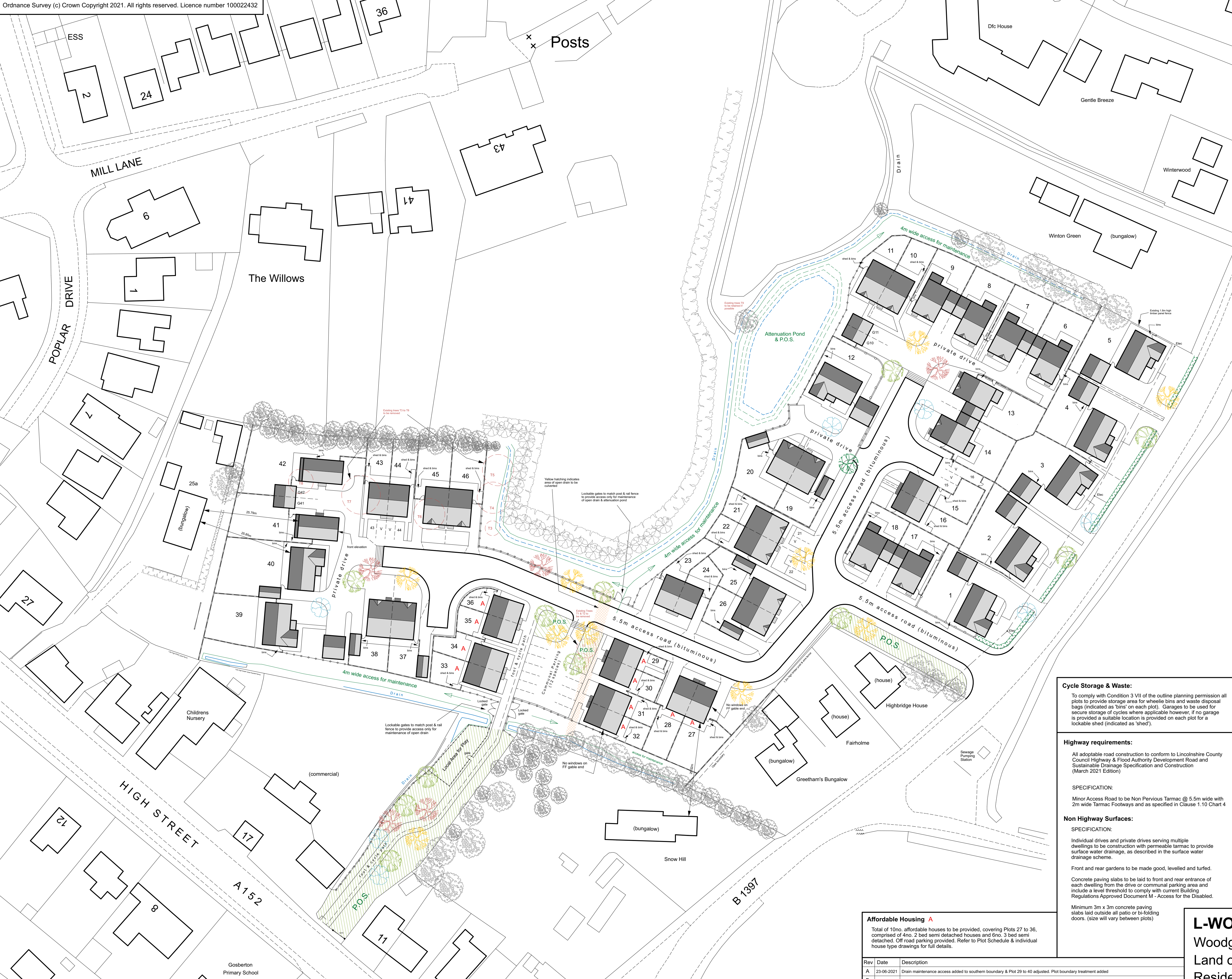


Public Open Space (P.O.S.)
Combined Total Area of Public Open Space = 1201sqM (including Local Area for Play)

Local Area for Play @ 110sqM.
To conform to The National Playing Fields Association's recommendations.

Proposed Hard & Soft Landscaping Boundary Treatment

- 1.8m High close boarded fence
- 1.8m High brick wall (brick to match dwelling to which it is associated with)
- 1.2m High Timber post & rail fence
- 1m High Timber picket fence

Tree & Hedge Planting

Proposed Tree Planting:

- MA = Sorbus Aucuparia - Rowan (Mountain Ash)
- FM = Acer Campestre - Field Maple
- WC = Prunus Avium - Wild Cherry
- SB = Betula Pendula - Silver Birch

Existing Trees & Hedges to be retained

Existing Trees to be removed

Cycle Storage & Waste:

To comply with Condition 3 Vii of the outline planning permission all plots to provide storage area for wheelie bins and waste disposal bags (indicated as 'bins' on each plot). Garages to be used for secure storage of cycles where applicable however, if no garage is provided a suitable location is provided on each plot for a lockable shed (indicated as 'shed').

Highway requirements:

All adoptable road construction to conform to Lincolnshire County Council Highway & Flood Authority Development Road and Sustainable Drainage Specification and Construction (March 2021 Edition)

SPECIFICATION:

Minor Access Road to be Non Pervious Tarmac @ 5.5m wide with 2m wide Tarmac Footways and as specified in Clause 1.10 Chart 4

Non Highway Surfaces:

SPECIFICATION:

Individual drives and private drives serving multiple dwellings to be construction with permeable tarmac to provide surface water drainage, as described in the surface water drainage scheme.

Front and rear gardens to be made good, levelled and turfed.

Concrete paving slabs to be laid to front and rear entrance of each dwelling from the drive or communal parking area and include a level threshold to comply with current Building Regulations Approved Document M - Access for the Disabled.

Minimum 3m x 3m concrete paving slabs laid outside all patio or bi-folding doors. (size will vary between plots)

Affordable Housing A		
Total of 10no. affordable houses to be provided, covering Plots 27 to 36, comprised of 4no. 2 bed semi detached houses and 6no. 3 bed semi detached. Off road parking provided. Refer to Plot Schedule & individual house type drawings for full details.		
Rev	Date	Description
A	23-06-2021	Drain maintenance access added to southern boundary & Plot 29 to 40 adjusted. Plot boundary treatment added
B	05-07-2021	House type details added. Plot boundary and hard & soft landscaping added.

L-WOO-074-SLPP

Woodgate Developments Ltd

Land of Boston Road & High Street, Gosberton

Residential Development

PROPOSED SITE LAYOUT PLAN and LANDSCAPING SCHEME

ISO A1 sheet @ Scale 1:500

Date: 06-06-2021

Drawn by: PAW

Checked by:

JHWalter

C

0 40 70

Scale 1:500

This drawing is for Planning purposes ONLY. It should only be used for the project specified and by the clients who commissioned the work. The drawing is not intended as a working drawing for construction. All dimensions should be treated as approximate. The contractor is responsible for all setting-out and construction work carried out on site. © Copyright reserved JHWalter LLP.